



Department of Development Services
Planning Division
Meeting Minutes of the
Historic Preservation Commission &
Historic Properties Commission
(Approved)

**REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION &
HISTORIC PROPERTIES COMMISSION
WEDNESDAY DECEMBER 16, 2009**

Commissioners Present

Greg Secord
Michael O'Connell
Alan Ambrose
Catherine Connor
Jonathan Clark
Lynn Ferrari

Staff Present

Roger J. O'Brien
Kim Holden
Jillian Hockenberry

Chairperson Secord called the meeting to order.

I. Historic Review

- a. 216-218 & 224 Washington Street- Demolition of 216-218 Washington Street, Preservation and Restoration of 224 Washington Street façade, new replacement windows, new entrance canopies, and new entry doors. Construction of a new nine story medical office building.**

Commissioner Connor volunteered to sit out of the vote.

Luis Caban, Executive Director of SINA, gave some background about the project and introduced Mr. William Crosskey as the architect.

Mr. Crosskey presented a summary of the proposal. He stated that the new development for the two lots will be a medical office building for Hartford Hospital.

Commissioner Ferrari asked if they had met with the NRZ to discuss the project. Mr. Crosskey stated that they had met with the Frog Hollow NRZ and they suggested using the same color brick as 224 Washington Street.

Commissioner Ambrose stated that he did not think the height of the proposed building was appropriate for the historic neighborhood.

Commissioner O'Connell questioned the jurisdiction of the Historic Preservation Commission and Historic Properties Commission since 216-218 Washington Street is not located in a historic district.

Mr. O'Brien stated that his interpretation is that there would be a shared jurisdiction with the Planning and Zoning Commission. He stated that there should be a consensus between the Commissions.

Tom Nenortas, of the Hartford Preservation Alliance, stated that the building should be more horizontal than high in order to match the character of the rest of the neighborhood.

Mr. Caban stated that the South Downtown NRZ is not currently active so that is the reason why they had consulted with Frog Hollow NRZ.

On a motion made by Commissioner O'Connell, and seconded by Commissioner Clark, the following amended resolution was approved:

- Whereas, The Historic Properties Commission has received plans entitled Boundary & Topographic Survey 216/218, 224 Washington St. 150 Jefferson St, dated 9-9-04, prepared by Aeshliman Land Surveying, and plans entitled Hartford Hospital Medical Office Building 224 Washington Street, Hartford, Ct dated October 9, 2009 prepared by Crosskey Architects LLC.; and
- Whereas, 224 Washington Street is listed as a contributing resource in the Jefferson Seymour Historic District; and
- Whereas, 216-218 Washington Street is considered non-contributing, non-historic; and
- Whereas, The proposal retains the west, south, and a portion of the east façade walls of 224 Washington Street, which are visible from the street; and
- Whereas, The preservation of the façade walls of 224 Washington Street is consistent with the Hartford Design Guidelines; and
- Whereas, The Rules of Procedure provide, "The Commission may waive the submission request contained herein or require supplemental information as the facts or circumstances of a particular application may reasonably require." and
- Whereas, The three bay masonry wall memorializing the location of 216-218 Washington St complements neither the preserved façade walls nor the nine story curtain wall addition; and
- Resolved, That the Plans entitled "Hartford Hospital Medical Office Building" dated October 9, 2009 are approved as pertains to the restoration of the façade walls on 224 Washington St; with the following conditions:

1. Cream colored bricked be used at 216-218 Washington Street to match the façade of 224 Washington Street.
2. That the Planning and Zoning Commission address an underlying concern about the scale of the building.

The following Commissioners voted in favor of the motion: Secord, O'Connell, Ferrari, and Clark. Commissioner Ambrose voted in opposition of the motion.

II. Adjournment

Meeting adjourned.

Respectfully submitted,

Roger J. O'Brien, Secretary/Director